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# WARRANTY DEED

Project ST-019-1(H)  
Code 2852  
Parcel 11

96013069

THIS INDENTURE WITNESSETH, That  
Stanley Petrites and Helen Petrites (Adults, Husband and Wife)

NOT-TAXABLE

FEB 28 1996

SAM ORLICH  
AUDITOR LAKE COUNTY

of Lake County, in the State of Indiana Convey and Warranty to the  
STATE OF INDIANA for and in consideration of One Hundred Twenty Thousand Five Hundred  
Eighty and 00/100 (\$120,580.00) Dollars, the receipt whereof is

hereby acknowledged, the following described Real Estate in Lake County in the State of Indiana, to wit:

SPLIT 27-5-6, 27-6-7 & 8

A part of the Southeast Quarter of the Southeast Quarter of Section 17 and a  
part of Northeast Quarter of the Northeast Quarter of Section 20, all in Township 36  
North, Range 9 West, Lake County, Indiana, described as follows: Commencing at the  
northeast corner of said quarter-quarter section; thence North 89 degrees 47 minutes 40  
seconds West 508.64 feet along the north line of said section to the westerly boundary  
of U.S 41; thence South 37 degrees 24 minutes 11 West 438.27 feet along the boundary of  
said U.S. 41 to the point of beginning of this description: thence North 45 degrees 18  
minutes 04 seconds West 174.66 feet; thence North 37 degrees 24 minutes 11 seconds West  
200.00 feet; thence South 52 degrees 35 minutes 49 seconds West 11.00 feet; thence  
North 37 degrees 24 minutes 11 seconds West 196.00 feet to the northwestern line of  
owners' land; thence North 52 degrees 35 minutes 49 seconds East 35.00 feet along said  
northwestern line of owners' land to the southwestern boundary of U.S. 41; thence South  
37 degrees 24 minutes 11 seconds East 569.00 feet along the boundary of said U.S.41 to  
the point of beginning and containing 0.221 acres, more or less, in said Section 20 and  
containing 0.094 acres, more or less in said Section 17; and containing in all 0.315  
acres, more or less.

Subject to all easements of record.

T.F.C.  
11/3/94

Paid by Warrant No. 14058246  
Dated 6/5/95

Interests in land acquired  
for State Highway by the  
Indiana Department of Transportation  
100 North Senate Avenue  
Indianapolis, IN 46204-2217

This Instrument Prepared By John E. Jordan  
Attorney at Law

Rev. 3/21/94jap

TRANSACTION EXEMPT FROM SALES  
DISCLOSURE REQUIREMENTS UNDER  
IC6-1.1-5.5



001446

NC

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

96 FEB 28 AM 9:03  
WARRANTY DEED  
RECORDED

Project ST-019-1(H)  
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 Page 2

Land and improvements \$62,680.00 Damages \$57,900.00 : Total consideration \$120,580.00

The grantor shall clear and convey free of all leases, licenses, or other interests both legal and equitable, and all encumbrances of any kind or character, in and under said land as conveyed.

It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or as temporary rights of way) are conveyed in fee simple and not merely for right of way purposes, and that no reversionary rights whatsoever are intended to remain in the grantor(s).

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seal, this 3<sup>rd</sup> day of November 1994

Stanley Petrites (Seal) \_\_\_\_\_ (Seal)  
 Stanley Petrites (Adult, Husband) (Seal) \_\_\_\_\_ (Seal)  
Helen Petrites (Seal) \_\_\_\_\_ (Seal)  
 Helen Petrites (Adult, wife) (Seal) \_\_\_\_\_ (Seal)

STATE OF INDIANA, Lake County, ss:  
 Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, personally appeared the within named Stanley Petrites and Helen Petrites (Adults, Husband and Wife) Grantor\_s in the above conveyance, and acknowledged the same to be Their voluntary act and deed, for the uses and purposes herein mentioned.

I have hereunto subscribed my name and affixed my official seal.

My Commission expires January 14, 1996 Notary Public  
 Country of Residence Hendricks Theodore F. Elmore Printed Name

STATE OF INDIANA, LAKE County, ss:  
 Before me, the undersigned, a Notary Public in and for said County and State, this 3RD day of NOVEMBER, 1994, personally appeared the within named STANLEY PETRITES and HELEN PETRITES (ADULTS, HUSBAND AND WIFE) Grantor\_s in the above conveyance, and acknowledged the same to be their voluntary act and deed, for the uses and purposes herein mentioned.

I have hereunto subscribed my name and affixed my official seal.

My Commission expires 3/20/96 Notary Public  
 County of Residence LAKE JUDITH A. OSINSKI Printed Name